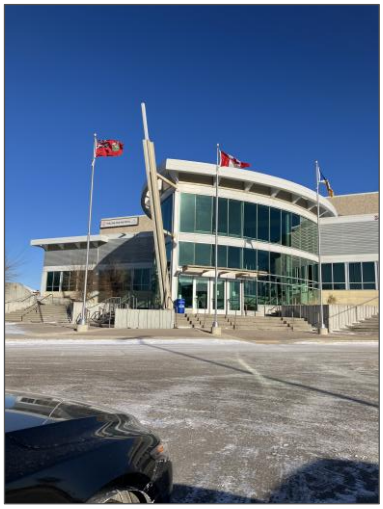

Hazardous Building Materials Assessment (Pre-construction)

Pool Renewal
Pan Am Pool
25 Poseidon Bay,
Winnipeg, Manitoba

Prepared for:

City of Winnipeg
510 Main Street
Winnipeg, Manitoba, R3B 1B9

December 12, 2025

Pinchin File: 234838.667

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Issued to:	**City of Winnipeg**
Issued on:	**December 12, 2025**
Pinchin File:	**234838.667**
Issuing Office:	**Winnipeg, MB**
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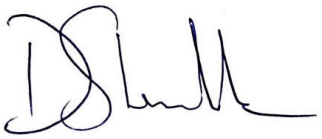

Author: Dana Shewchuk, C.E.T., EP
Senior Project Technologist



Project Manager: Selin Aniscikli, P.Eng.
Project Manager



Reviewer: Edwin Wooster
Senior Technical Manager and Regional Practice Leader

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EXECUTIVE SUMMARY

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Pan Am Pool located at 25 Poseidon Bay, Winnipeg, Manitoba. Pinchin performed the assessment on November 25, 2025.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to the Pool Deck and partial basement immediately below the pool as per the construction drawings and sampling data provided by the Client on November 10, 2025 via email.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

SUMMARY OF FINDINGS

The following is a summary of significant findings; refer to the body of the report for detailed findings:

Asbestos:

- Asbestos-containing items were not identified within the assessed area.

Lead:

- Lead is present in paints and coatings.
- Batteries of emergency lights contain solid lead.
- Caulking on cast iron pipe joints (bell and spigot) contains lead.
- Other application such as solder, or presumed items.

Silica: Crystalline silica is present in concrete and other materials such as masonry, and ceramic tiles.

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): Grey caulking present at expansion joints on the floor of the Pool Deck (Location 1) is considered PCB solids.

Mould and Water Damage: Visible mould and water damage was not observed.

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1.0 INTRODUCTION AND SCOPE

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Pan Am Pool located at 25 Poseidon Bay, Winnipeg, Manitoba.

Pinchin performed the assessment on November 25, 2025. The surveyor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities to the Pool Deck and partial basement immediately below the pool as per the construction drawings and sampling data provided by the Client on November 10, 2025 via email.

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

1.1 Scope of Assessment

The **assessed area** is limited to the portion(s) of the building to be renovated, as described by the Client, and identified in the drawings in Appendix I.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos;
- Lead;
- Silica;
- Mercury;
- Polychlorinated Biphenyls (PCBs); and
- Mould.

2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment to identify the hazardous building materials as defined in the scope.

The assessment included limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of

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flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Sampling of roofing materials was not conducted.

For further details on the methodology including test methods, refer to Appendix III.

3.0 BACKGROUND INFORMATION

3.1 Building Description

Description Item	Details
Use	Recreation Centre
Number of Floors	The building is 3 storeys plus 1 level below grade.
Total Area	The total area of the building is approximately 110,000 square feet.
Year of Construction	The building was constructed in 1966.
Structure	Concrete, steel.
Exterior Cladding	Glass, pebble-imbedded panels.
HVAC	Boilers.
Roof	Flat, built-up.
Flooring	Concrete, vinyl sheet, ceramic tile.
Interior Walls	Concrete, drywall, texture coat.
Ceilings	Exposed structure.

3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- *"Certificate of Analysis"*, dated October 9, 2025. Pinchin Lab Reference b348999.
- *"Certificate of Analysis"*, dated September 30, 2025. Pinchin Lab Reference b348281.
- *"Certificate of Analysis"*, dated September 30, 2025. Pinchin Lab Reference b348279.
- *"Lead Paint Analysis for: 25 Poseidon Bay, Maximo Pl-13"*, dated September 30, 2025. Pinchin Lab Reference b348262.
- *"Lead Paint Analysis for: 25 Poseidon Bay, Maximo Pl-13"*, dated September 30, 2025. Pinchin Lab Reference b348260.

4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous building materials identified. For details on approximate quantities, condition, friability,

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accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

4.1 Asbestos

4.1.1 Texture Finishes (Decorative)

Texture finish on drywall walls of the booth within the Pool Deck area does not contain asbestos (Location 1, samples S0003A-C).

4.1.2 Pipe Insulation

Pipes in the assessed area are either uninsulated or insulated with non-asbestos fibreglass or other non-asbestos insulation such as elastomeric foam insulation.

Pipes insulated with asbestos-containing insulations may be present in inaccessible spaces such as above solid ceilings, in chases, in column enclosures and within shafts.

4.1.3 Mechanical Equipment Insulation

Mechanical equipment (e.g., compressor) is either uninsulated or insulated with non-asbestos fibreglass.

4.1.4 Drywall Joint Compound

Drywall joint compound present on wall finishes throughout the Air Supply Room does not contain asbestos (Location 3, samples S0001A-C).

4.1.5 Caulking

The following is a summary of caulking sampled.

Material, Description and Application	Sample Location (Location #)	Sample Number	Asbestos
Caulking, expansion joint on pool deck	Pool Deck (Location 1)	S0002A-C	None Detected

4.1.6 Other Building Materials

Mechanical gaskets within the Air Supply Room do not contain asbestos (Location 3, previously reported samples 19-21, b348281).

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Mortar, as concrete patch on the ceiling and walls within the Mechanical Pipe Space – Tank Exterior does not contain asbestos (Location 2, previously reported samples 01-03, b348279 and 04-09,13-17, b348281).

Thin-set under ceramic tiles on the floor in the Pool Deck does not contain asbestos (Location 1, previously reported samples 07-35, b348279).

4.1.7 Excluded Materials

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Electrical components;
- Mechanical packing, ropes, and gaskets;
- Fire resistant doors;
- Ropes and gaskets in cast-iron bell and spigot joints; and
- Sealants on pipe threads.

4.2 Lead

4.2.1 Paints and Surface Coatings

Refer to the lab report(s) in Appendix II-B and the Hazardous Material Summary / Sample Log in Appendix V for details on paints sampled and their locations.

The following table summarizes the analytical results of paints sampled:

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0001	Yellow, concrete walkway	Mechanical Pipe Space – Tank Exterior (Location 2)	0.0012
L0002	**Grey, metal viewing portal**	**Mechanical Pipe Space – Tank Exterior (Location 2)**	**0.029**
L0003	**Beige, concrete wall**	**Mechanical Pipe Space – Tank Exterior (Location 2)**	**0.021**
L0004	White, drywall	Air Supply Room (Location 3)	0.0010
L0005	Seafoam green, concrete clarifier tank	Mechanical Pipe Space – Tank Exterior (Location 2)	0.00081

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Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0006	**Grey, concrete floor**	**Air Supply Room (Location 3)**	**0.24**
L0007	Blue, concrete wall	Pool Deck (Location 1)	0.00047

Results above 0.009% (90 mg/kg) are considered lead-containing.

4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.

Lead caulking is present in bell and spigot fittings on cast iron pipes.

Brown ceramic floor tiles throughout the Pool Deck are not lead-containing (Location 1, L0001).

Grey ceramic floor tiles throughout the Pool Deck are not lead-containing (Location 1, L0002).

4.2.3 Excluded Lead Materials

Lead is known to be present in several materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead:

- Electrical components, including wiring connectors, grounding conductors, and solder; and
- Solder on pipe connections.

4.3 Silica

Crystalline silica is assumed to be a component of the following materials where present in the building.

- Concrete; and
- Ceramic tiles and grout.

4.4 Mercury

4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes.

4.4.2 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.

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4.5 Polychlorinated Biphenyls

4.5.1 Caulking and Sealants

The following table presents a summary of caulking sampled:

Material, Colour, Application	Sample Location (Location #)	Sample Number	PCB (mg/kg)
Caulking, white on pool deck expansion joints	**Pool Deck (Location 1)**	**P0001**	**71**

Caulking highlighted in the table above is considered a PCB solid based on the threshold (50 mg/kg).

4.5.2 Lighting Ballasts

Based on date of construction and confirmed by visual observations (e.g., evidence of T-5 or T-8 fixtures with electronic ballasts) the fixtures will not contain PCB ballasts.

4.5.3 Transformers

All transformers in the building are dry type transformers and do not contain PCB-containing dielectric fluids; however, may contain capacitors, which could not be assessed for PCBs as the equipment was in service.

4.5.4 Excluded PCB Materials

PCBs are known to be present in several materials and equipment which were not assessed or sampled. The following materials, where found, should be presumed to contain PCBs until sampling proves otherwise:

- Capacitors within or associated with electrical equipment;
- Voltage regulators and capacitors; and
- Paints.

4.6 Mould and Water Damage

Visible mould growth and water damage was not found during the assessment.

5.0 RECOMMENDATIONS

5.1 General

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.

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2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.
3. Conduct further investigation of the following items, areas, or locations, which were not completed during this assessment:
    a. Materials submerged within the pool during time of initial assessment; and
    b. Any items listed as exclusions in this report, prior to disturbance.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

5.2 Building Renovation Work

The following recommendations are made regarding renovation involving the hazardous materials identified.

5.2.1 Lead

Construction disturbance of lead in paint and coatings (or other materials) may result in exposure to lead dust or fumes and safe work procedures are required. Project specific work procedures, engineering controls and personal protective equipment will need to be assessed and developed as per applicable regulations and guidelines.

Items painted with paints containing elevated levels of lead may be a hazardous waste. Test lead-painted materials for leachable lead and other metals prior to disposal. Metallic components coated with lead paint do not require leachate testing and can be disposed of as non-hazardous construction and demolition (C&D) waste.

Lead-containing items should be recycled when taken out of service.

5.2.2 Silica

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

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5.2.3 Mercury

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

5.2.4 PCBs

Remove PCB caulking prior to building renovation if affected by the renovation work. PCB caulking is a hazardous waste, package, and ship for destruction at a federally permitted facility.

6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Workplace Safety and Health Hazard Regulation (Manitoba Regulation 217/2006), under the Workplace Safety and Health Act.
2. Manitoba Regulation MR 474/88, Manitoba PCB Storage Site Regulation made under The Dangerous Goods Handling and Transportation Act.
3. Guide for Asbestos Management – Safe Work Manitoba.
4. Guideline Managing Demolition Debris Containing Hazardous Materials – Environmental Enforcement and Compliance Branch – Manitoba Conservation and Climate
5. Guidelines for the Investigation, Assessment, & Remediation of Mould In Workplaces, Safe Work Manitoba.
6. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
7. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.

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8. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
9. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.

\\PIN-WPG-FS01\job\234000s\0234838.000 COW,2019AnnualServices,HAZ,Consult\0234838.667 COW,Pan Am Pool,25 Poseidon,Wpg,Haz,Cons\Deliverables\234838.667 HBMA Report, 25 Poseidon Bay, Winnipeg, MB, COW, Dec 12, 2025.docx

Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, May 16, 2025

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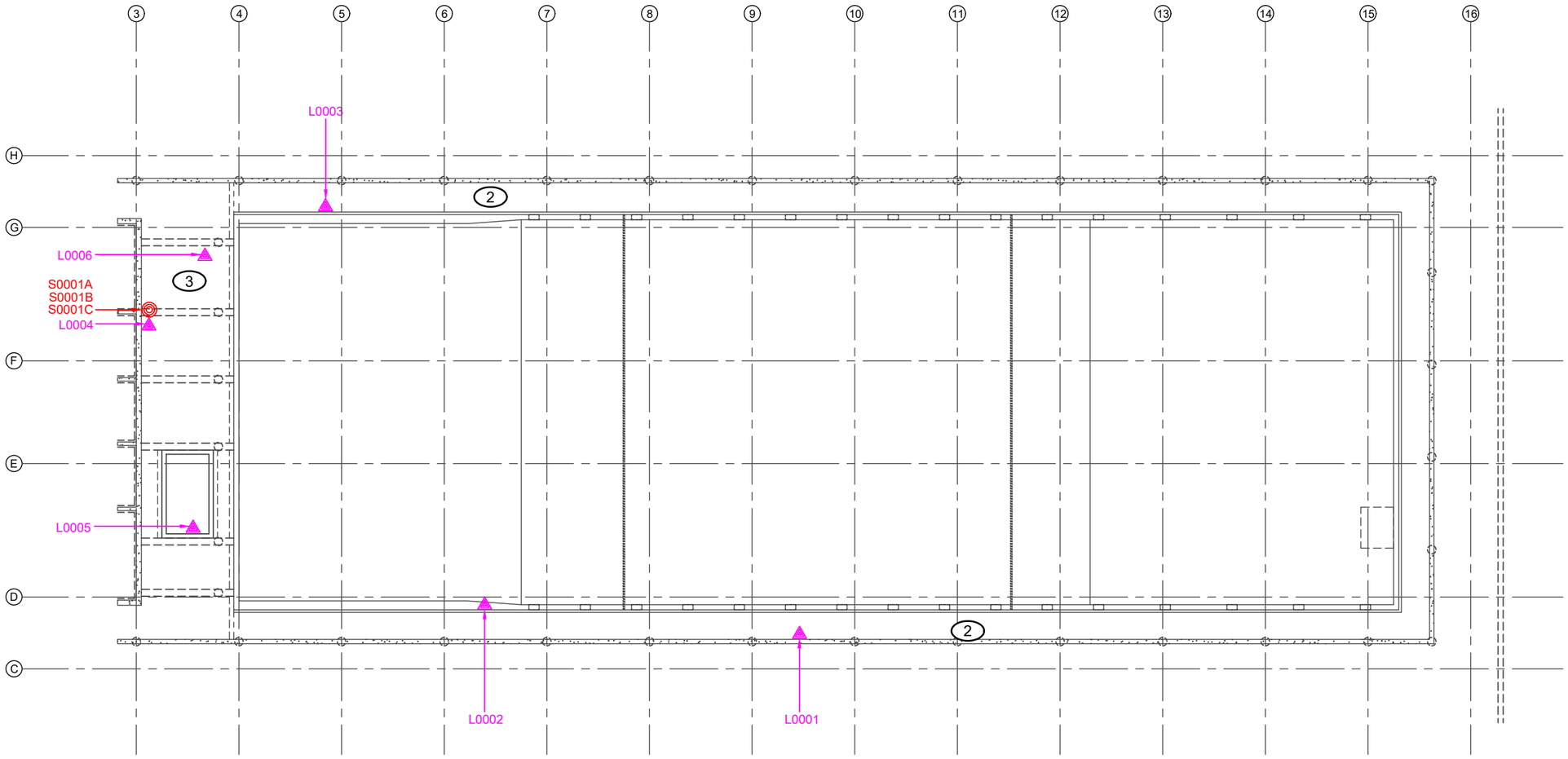
APPENDIX I

Drawings



LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

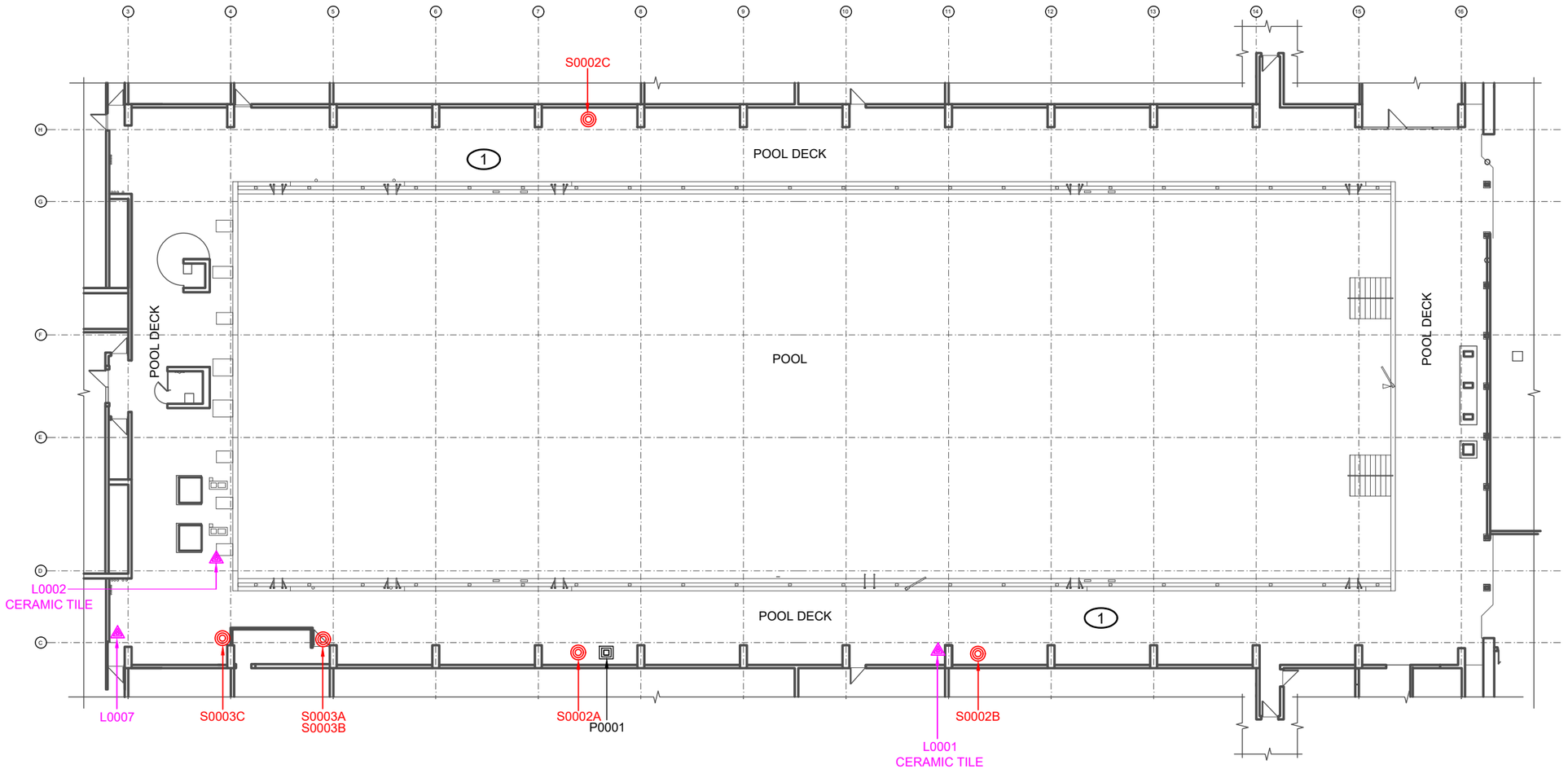
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
CITY OF WINNIPEG

PROJECT LOCATION:
PAN AM POOL
25 POSEIDON BAY
WINNIPEG, MANITOBA

FIGURE NAME:
BASEMENT

PROJECT NUMBER:	SCALE:
234838.667	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
BPC	RL
DATE:	FIGURE NUMBER:
NOV. 26/25	1 OF 2



LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB BULK SAMPLE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

PINCHIN

PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
CITY OF WINNIPEG

PROJECT LOCATION:
PAN AM POOL
25 POSEIDON BAY
WINNIPEG, MANITOBA

FIGURE NAME:
MAIN FLOOR

PROJECT NUMBER:	SCALE:
234838.667	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
BPC	RL
DATE:	FIGURE NUMBER:
NOV. 26/25	2 OF 2

APPENDIX II-A

Asbestos Analytical Certificates

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0234838.667**		
Prepared For:	**D. Shewchuk**		
Lab Reference No.:	**b353093**		
Analyst(s):	**D. Yan**		
Date Received:	**November 28, 2025**	**Samples Submitted:**	**9**
Date Analyzed:	**December 5, 2025**	**Phases Analyzed:**	**10**

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: 0234838.667
Prepared For: D. Shewchuk

Lab Reference No.: b353093
Date Analyzed: December 5, 2025

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
S0001B Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
Comments:	Drywall is present on the surface of this sample. This sample is small in size.		
S0001C Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
S0002A Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
S0002B Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
S0002C Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0234838.667**
Prepared For: **D. Shewchuk**

Lab Reference No.: **b353093**
Date Analyzed: **December 5, 2025**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003A Wall,Interior,Texture Coat,Loc:1,Pool Deck	Homogeneous, light grey, finishing or texture coat.	None Detected	Man-Made Vitreous Fibres 0.1-1% Non-Fibrous Material > 75%
S0003B Wall,Interior,Texture Coat,Loc:1,Pool Deck	2 Phases: a) Homogeneous, dark grey, hard, cementitious material. b) Homogeneous, blue, finishing or texture coat.	None Detected None Detected	Wollastonite 1-5% Non-Fibrous Material > 75% Cellulose 1-5% Man-Made Vitreous Fibres 1-5% Non-Fibrous Material > 75%
S0003C Wall,Interior,Texture Coat,Loc:1,Pool Deck	Non-homogeneous, white and blue, debris material.	None Detected	Non-Fibrous Material > 75%
Comments:	This sample is small in size.		

Reviewed by:

Digitally signed by Pinchin Ltd.
Date: 2025.12.05 13:22:50-05'00'

Reporting Analyst:

Digitally signed by Pinchin Ltd.
Date: 2025.12.05 13:22:35-05'00'

Eloc req 11/28

Analyzed by: DY
Reviewed by: MB
Report Sent by: KD

Pinchin Ltd. - Asbestos Laboratory
Internal Asbestos Bulk Sample Chain of Custody

Special Instructions:

Client Name:				**Project Address:**	MB	
Portfolio/Building No:				**Pinchin File:**	0234838.667	
Submitted by:	Dana Shewchuk			**Email:**	dshewchuk@pinchin.com	
CC Email:	Selin Aniscikli			**CC Email:**	saniscikli@pinchin.com	
Date Submitted:	November	26	2025	**Required by:**	December	4	2025
# of Samples:	9			**Priority:**	5 Day Turnaround		
Year of Building Construction (*Mandatory, Years ONLY*):	1966						
Do NOT Stop on Positive (Sample Numbers):							
Pinchin Group Company (*Mandatory Field*):	Pinchin						
HMIS2 Building Reference #:	157255/2025101481402886						
To be Completed by Lab Personnel Only:	0353093						
Lab Reference #:				**Time:**	24 hour clock		
Received by:	NOV 28 2025			**Date:**	Month	Day	Year
Name(s) of Analyst(s):	D. Yan						

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0001	A	Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	ND
S	0001	B	Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	ND
S	0001	C	Wall,Door,Drywall And Joint Compound,Loc:3,Air Supply Room	ND
S	0002	A	Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	ND
S	0002	B	Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	ND
S	0002	C	Floor,Expansion Joint,Caulking,Loc:1,Pool Deck	ND
S	0003	A	Wall,Interior,Texture Coat,Loc:1,Pool Deck	ND

7

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0003	B	Wall,Interior,Texture Coat,Loc:1,Pool Deck	a)ND b)ND
S	0003	C	Wall,Interior,Texture Coat,Loc:1,Pool Deck	ND

APPENDIX II-B

Lead Analytical Certificates

Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/08
Report #: R8665014
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1412
Received: 2025/11/28, 08:49

Sample Matrix: Solid
Samples Received: 2

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Acid Extractable Metals by ICPMS	2	2025/12/05	2025/12/08	CAM SOP-00447	EPA 6020B m

Remarks:

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

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Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.
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Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/08
Report #: R8665014
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1412
Received: 2025/11/28, 08:49

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		AXVX70	AXVX71		
Sampling Date		2025/11/25 21:00	2025/11/25 21:00		
COC Number		NA	NA		
	UNITS	L0001, FLOOR, 1" BROWN CERAMIC TILE, LOC:1, POOL DECK	L0002, FLOOR, 1" GREY CERAMIC TILE, LOC:1, POOL DECK	RDL	QC Batch
Metals					
Acid Extractable Lead (Pb)	%	0.0020	0.00017	0.00010	A068080

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Results relate only to the items tested.

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Bureau Veritas Job #: C5F1412
Report Date: 2025/12/08

Pinchin Ltd
Client Project #: 0234838.667
Sampler Initials: DS

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A068080	VIV	Matrix Spike	Acid Extractable Lead (Pb)	2025/12/08		98	%	75 - 125
A068080	VIV	Spiked Blank	Acid Extractable Lead (Pb)	2025/12/08		93	%	80 - 120
A068080	VIV	Method Blank	Acid Extractable Lead (Pb)	2025/12/08	<0.00010		%	
A068080	VIV	RPD	Acid Extractable Lead (Pb)	2025/12/08	12		%	30

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

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VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

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Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/05
Report #: R8663928
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1418
Received: 2025/11/28, 08:49

Sample Matrix: Solid
Samples Received: 7

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals in Paint	5	2025/12/04	2025/12/04	CAM SOP-00408	EPA 6010D m
Metals in Paint	2	2025/12/04	2025/12/05	CAM SOP-00408	EPA 6010D m

Remarks:

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* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

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Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/05
Report #: R8663928
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1418
Received: 2025/11/28, 08:49

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Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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Bureau Veritas Job #: C5F1418
Report Date: 2025/12/05

Pinchin Ltd
Client Project #: 0234838.667
Sampler Initials: DS

ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		AXVY39		AXVY40		AXVY41		
Sampling Date		2025/11/25 21:00		2025/11/25 21:00		2025/11/25 21:00		
COC Number		NA		NA		NA		
	UNITS	L0001, FLOOR, CONCRETE (POURED), YELLOW PAINT, LOC:2, MECHANICAL	RDL	L0002, OTHER, METAL, GREY ON VIEWING PORTAL, LOC:2, MECHANICAL	RDL	L0003, WALL, CONCRETE (POURED), BEIGE, LOC:2, MECHANICAL PIPE	RDL	QC Batch
Metals								
Lead (Pb)	%	0.0012	0.00010	0.029	0.0020	0.021	0.00010	A067068

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		AXVY42	AXVY43		AXVY44		
Sampling Date		2025/11/25 21:00	2025/11/25 21:00		2025/11/25 21:00		
COC Number		NA	NA		NA		
	UNITS	L0004, WALL, DRYWALL AND JOINT COMPOUND, WHITE, LOC:3, AIR SUP	L0005, OTHER, CONCRETE (POURED), SEAFOAM GREEN, LOC:2, MECHANICAL	RDL	L0006, FLOOR, CONCRETE (POURED), GREY, LOC:3, AIR SUPPLY ROOM	RDL	QC Batch
Metals							
Lead (Pb)	%	0.0010	0.00081	0.00010	0.24	0.0010	A067068

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		AXVY45		
Sampling Date		2025/11/25 21:00		
COC Number		NA		
	UNITS	L0007, WALL, CONCRETE (POURED), BLUE, LOC:1, POOL DECK	RDL	QC Batch
Metals				
Lead (Pb)	%	0.00047	0.00010	A067068

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Sample AXVY40 [L0002, OTHER, METAL, GREY ON VIEWING PORTAL, LOC:2, MECHANICAL] : Metals Analysis: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Results relate only to the items tested.

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Bureau Veritas Job #: C5F1418
Report Date: 2025/12/05

Pinchin Ltd
Client Project #: 0234838.667
Sampler Initials: DS

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A067068	MEN	Matrix Spike [AXVY42-01]	Lead (Pb)	2025/12/04		88	%	75 - 125
A067068	MEN	QC Standard	Lead (Pb)	2025/12/04		98	%	75 - 125
A067068	MEN	Method Blank	Lead (Pb)	2025/12/04	<0.00010		%	
A067068	MEN	RPD [AXVY42-01]	Lead (Pb)	2025/12/04	8.2		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

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VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

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APPENDIX II-C

PCB Analytical Certificates

Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/05
Report #: R8664106
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1411
Received: 2025/11/28, 08:49

Sample Matrix: Solid
Samples Received: 1

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Polychlorinated Biphenyl in Solids (1)	1	2025/12/04	2025/12/05	CAM SOP-00309	EPA 8082A m

Remarks:

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Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.
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This Certificate shall not be reproduced except in full, without the written approval of the laboratory.
Reference Method suffix “m” indicates test methods incorporate validated modifications from specific reference methods to improve performance.
* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.
(1) Analysis was conducted according to Bureau Veritas method CAM SOP-00309 and modified where applicable based on the sample matrix. This test is not Standards Council of Canada accredited for this matrix.

Your Project #: 0234838.667
Your C.O.C. #: NA

Attention: Selin Aniscikli

Pinchin Ltd
36 Durand Rd
Winnipeg, MB
CANADA R2J 3T2

Report Date: 2025/12/05
Report #: R8664106
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C5F1411
Received: 2025/11/28, 08:49

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:
Nilushi Mahathantila, Project Manager
Email: Nilushi.Mahathantila@bureauveritas.com
Phone# (905) 817-5700

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POLYCHLORINATED BIPHENYLS BY GC-ECD (SOLID)

Bureau Veritas ID		AXVX69		
Sampling Date		2025/11/25 21:00		
COC Number		NA		
	UNITS	**P0001, GREY CAULKING, LOC:1, POOL DECK**	**RDL**	**QC Batch**
PCBs				
Aroclor 1262	ug/g	<10	10	A067027
Aroclor 1016	ug/g	<10	10	A067027
Aroclor 1221	ug/g	<10	10	A067027
Aroclor 1232	ug/g	<10	10	A067027
Aroclor 1242	ug/g	<10	10	A067027
Aroclor 1248	ug/g	<10	10	A067027
Aroclor 1254	ug/g	71	10	A067027
Aroclor 1260	ug/g	<10	10	A067027
Aroclor 1268	ug/g	<10	10	A067027
Total PCB	ug/g	71	10	A067027
Surrogate Recovery (%)				
Decachlorobiphenyl	%	65		A067027

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Sample AXVX69 [P0001, GREY CAULKING, LOC:1, POOL DECK] : PCB Analysis: Values were calculated on a wet weight basis.

Results relate only to the items tested.

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Bureau Veritas Job #: C5F1411
Report Date: 2025/12/05

Pinchin Ltd
Client Project #: 0234838.667
Sampler Initials: DS

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
A067027	SVS	Matrix Spike	Decachlorobiphenyl	2025/12/04		110	%	30 - 130
			Aroclor 1260	2025/12/04		109	%	30 - 130
			Total PCB	2025/12/04		109	%	30 - 130
A067027	SVS	Spiked Blank	Decachlorobiphenyl	2025/12/04		85	%	30 - 130
			Aroclor 1260	2025/12/04		99	%	30 - 130
			Total PCB	2025/12/04		99	%	30 - 130
A067027	SVS	RPD	Aroclor 1260	2025/12/04	5.5		%	50
			Total PCB	2025/12/04	5.5		%	50
A067027	SVS	Method Blank	Aroclor 1262	2025/12/04	<0.1		ug/g	
			Decachlorobiphenyl	2025/12/04		102	%	30 - 130
			Aroclor 1016	2025/12/04	<0.1		ug/g	
			Aroclor 1221	2025/12/04	<0.1		ug/g	
			Aroclor 1232	2025/12/04	<0.1		ug/g	
			Aroclor 1242	2025/12/04	<0.1		ug/g	
			Aroclor 1248	2025/12/04	<0.1		ug/g	
			Aroclor 1254	2025/12/04	<0.1		ug/g	
			Aroclor 1260	2025/12/04	<0.1		ug/g	
			Aroclor 1268	2025/12/04	<0.1		ug/g	
			Total PCB	2025/12/04	<0.1		ug/g	

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

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Bureau Veritas Job #: C5F1411
Report Date: 2025/12/05

Pinchin Ltd
Client Project #: 0234838.667
Sampler Initials: DS

VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

Louise Harding, Scientific Specialist

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APPENDIX III
Methodology

1.0 GENERAL

An investigation was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

1.1 Asbestos

The investigation for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure, or a material that has already become crushed, pulverized, or powdered.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis of select materials was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

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Analytical results were compared to the following criteria:

Jurisdiction	Friable	Non-Friable
Manitoba	0.1%[1]	0.1%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable);
- Condition (good, fair, poor, debris);
- Accessibility (ranking from accessible to all building users to inaccessible);
- Visibility (whether the material is obscured by other building components); and
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible were collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. SW-846-6010D m, inductively coupled plasma – mass spectrometry.

Analytical results were compared to the following criteria:

Jurisdiction	Units (%)	Units (ppm) / (mg/kg)
Manitoba	0.009	90

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

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1.3 Silica

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

1.5 Polychlorinated Biphenyls

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the building, a review of maintenance records, and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers were presumed to be free of dielectric fluids and hence non-PCB.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment were not sampled for PCB content.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

1.6 Visible Mould

The presence of mould or water damage was determined by visual inspection of exposed building surfaces. If any mould growth or water damage was concealed within building cavities it was not addressed in this assessment.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, May 16, 2025

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APPENDIX IV

Location Summary Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

LOCATIONS LIST

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg
Site: 25 Poseidon Bay, Winnipeg, MB
Building Name: Pan Am Pool
Survey Date: 2025-11-25
Last Re-Assessment:
Building Phases: A: 1966

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
1	Pool Deck	0	M	A	
2	Mechanical Pipe Space - Tank Exterior, room no. B06	0	B	A	
3	Air Supply Room	600	B	A	

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APPENDIX V

Hazardous Materials Summary Report / Sample Log

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool** **Survey Date: 2025-11-25**

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Wall | Door | Drywall And Joint Compound |	3	A	0	80	0	0	None Detected	No	
Asbestos	S0002 ABC	Floor | Expansion Joint | Caulking |	1	A	48	0	0	0	None Detected	No	
Asbestos	S0003 ABC	Wall | Interior | Texture Coat |	1	A	0	180	0	0	None Detected	No	
Asbestos	V0000	Ceiling | Deck | Mortar | B348281	2	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor | All | Thin-set | B348279	1	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment | Compressor | Gasket | B348281	3	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping | Heating Water Supply, Heating Water Return | Fibreglass |	2	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall | Exterior | Mortar | B348281	2	A	0	0	0	0	Non Asbestos	No	
Paint	L0001	Floor | Concrete (poured) | Yellow Paint	2	A	0	1000	0	0		No	-
Paint	L0002	Other | Metal | Grey On Viewing Portal	2,3	A	0	0	0	0	Lead	Yes	-
Paint	L0003	Wall | Concrete (poured) | Beige	2	A	0	250	0	0	Lead	Yes	-
Paint	L0004	Wall | Drywall And Joint Compound | White	3	A	0	80	0	0		No	-
Paint	L0005	Other | Concrete (poured) | Seafoam Green	2	A	0	400	0	0		No	-
Paint	L0006	Floor | Concrete (poured) | Grey	3	A	0	600	0	0	Lead	Yes	-
Paint	L0007	Wall | Concrete (poured) | Blue	1	A	0	8000	0	0		No	-
Paint	V0000	Wall | Concrete (poured) | White, b348260	1	A	0	0	0	0	-	No	-
Lead Product	V9000	Batteries In Emer. Lights	2	A	0	0	2	0	Lead Product	Yes	-
Lead Product	V9000	Bell And Spigot Fittings	3	A	0	0	14	0	Lead Product	Yes	-
Lead Product	V0000	Lead Bricks	1	A	0	0	0	0	-	No	-
PCB	P0001	Caulking | Grey	1	A	48	0	0	0	-	Yes	-
PCB	V0000	Light Ballasts	1,2,3	A	0	0	25	0	-	No	-
PCB	V0000	Transformer	3	A	0	0	1	0	-	No	-
Hg	V9000	Light Fixture	1,2,3	A	0	0	26	0	Hg	Yes	-
Hg	V0000	Light Fixture	2	A	0	0	0	0	-	No	-

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material visually similar to numbered sample collected
V0000	Known non Hazardous Material
V9000	Material is visually identified as Hazardous Material
V9500	Material is presumed to be Hazardous Material
[Loc. No.]	Abated Material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

NF	Non Friable material.
F	Friable material
PF	Potentially Friable material

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

APPENDIX VI

HMIS All Data Report

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #1 : Pool Deck **Floor: M** **Room #:** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Unidentified Material			C	Y										
Duct	Not accessible				D	Y										
Floor	All	Concrete (poured)	Surface	Ceramic Tiles	A	Y										
Floor[1]	All	Thin-set, b348279	Surface	Ceramic Tiles	A	Y						V0000	Non-Asbestos		None	
Floor[2]	Expansion joint	Caulking	Joint		A	Y		48			LF	S0002ABC	None Detected	N.D.	None	
Mechanical Equipment	All	None Found														
Piping	Not accessible				D	N										
Structure	All	Steel			C	N										
Wall	All	Concrete (poured)			A	Y										
Wall	Interior	Texture Coat			A	Y		180			SF	S0003ABC	None Detected	N.D.	None	

1 - b348279
2 - Grey

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #1 : Pool Deck **Floor: M** **Room #:** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall[1]	Concrete (poured)	8000		SF	L0007	Blue	0,00047 %	No
Wall[2]	Concrete (poured)	8000			V0000	White, b348260		No

1 - Blue
2 - White

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #1 : Pool Deck **Floor: M** **Room #:** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Lead Bricks[1]		%	V0000	
Lead Bricks[2]		%	V0000	

1 - 1" brown ceramic floor tiles - 0.0020% Pb
2 - 2" grey ceramic floor tile - 0.00017% Pb

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #1 : Pool Deck **Floor: M** **Room #:** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

MERCURY				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Light Fixture	14	EA	V9000	Yes

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #1 : Pool Deck **Floor: M** **Room #:** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts	14		EA	V0000			No
Caulking[1]	48		LF	P0001	Grey	71 mg/kg	Yes

1 - Grey

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #2 : Mechanical Pipe Space - Tank Exterior **Floor: B** **Room #: B06** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)			C	Y										
Ceiling[1]	Deck	Mortar, b348281	Surface									V0000	Non-Asbestos		None	
Duct	Not found															
Floor	All	Concrete (poured)			A	Y										
Mechanical Equipment	Pump	Not Insulated														
Piping	Heating water return	Fibreglass	All Pipe	Polyvinyl chloride (PVC)								V0000	Non-Asbestos		None	
Piping	Heating water supply	Fibreglass	All Pipe	Polyvinyl chloride (PVC)								V0000	Non-Asbestos		None	
Piping	Sprinkler	Not Insulated														
Structure	All	Concrete (poured)			C	N										
Wall	All	Concrete (poured)			A	Y										
Wall[2]	Exterior	Mortar, b348281	Surface									V0000	Non-Asbestos		None	

1 - b348281
2 - b348281

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #2 : Mechanical Pipe Space - Tank Exterior **Floor: B** **Room #: B06** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Floor[1]	Concrete (poured)	1000		SF	L0001	Yellow paint	0,0012 %	No
Other[2]	Metal				L0002	Grey on viewing portal	0,029 %	Lead
Wall[3]	Concrete (poured)	250		SF	L0003	Beige	0,021 %	Lead
Other[4]	Concrete (poured)	400		SF	L0005	Seafoam green	0,00081 %	No

1 - Yellow
2 - Grey on viewing portal
3 - Beige
4 - Seafoam green on clarifier tank

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #2 : Mechanical Pipe Space - Tank Exterior **Floor: B** **Room #: B06** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

PB PRODUCTS				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Batteries In Emer. Lights	2	EA	V9000	Yes

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #2 : Mechanical Pipe Space - Tank Exterior **Floor: B** **Room #: B06** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Light Fixture	10		V0000	
Light Fixture	6	EA	V9000	Yes

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #2 : Mechanical Pipe Space - Tank Exterior **Floor: B** **Room #: B06** **Area (sqft): 0**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts	6		EA	V0000			No

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #3 : Air Supply Room **Floor: B** **Room #:** **Area (sqft): 600**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)			C	Y		600			SF					
Duct	Not found															
Floor	All	Concrete (poured)	ALL	Paint	A	Y		600			SF					
Mechanical Equipment	Compressor	Not Insulated														
Mechanical Equipment[1]	Compressor	Gasket, b348281			B	Y						V0000	Non-Asbestos		None	
Piping	Heating water return	Fibreglass	ALL	Polyvinyl chloride (PVC)												
Piping	Heating water supply	Fibreglass	ALL	Polyvinyl chloride (PVC)												
Piping	Sanitary drain	Not Insulated														
Structure	All	Concrete (poured)			C	N		600			SF					
Wall	All	Concrete (poured)			A	Y										
Wall	Door	Drywall and joint compound	Interior	Paint	A	Y		80			SF	S0001ABC	None Detected	N.D.	None	

1 - b348281

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #3 : Air Supply Room **Floor: B** **Room #:** **Area (sqft): 600**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Floor[1]	Concrete (poured)	600		SF	L0006	Grey	0,24 %	Lead
Other[2]	Metal				V0002	Grey on viewing portal	0,029 %	Lead
Wall[3]	Drywall and joint compound	80		SF	L0004	White	0,0010 %	No

1 - Grey
2 - Grey on viewing portal
3 - White

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #3 : Air Supply Room **Floor: B** **Room #:** **Area (sqft): 600**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Bell And Spigot Fittings	14	EA	V9000	Yes

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #3 : Air Supply Room **Floor: B** **Room #:** **Area (sqft): 600**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

MERCURY				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Light Fixture	6	EA	V9000	Yes

Client: City of Winnipeg **Site: 25 Poseidon Bay, Winnipeg, MB** **Building Name: Pan Am Pool**
Location: #3 : Air Supply Room **Floor: B** **Room #:** **Area (sqft): 600**
Survey Date: 2025-11-25 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Light Ballasts	5		EA	V0000			No
Transformer	1		EA	V0000			No

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material is visually identified to be identical to S####
V0000	Known non hazardous material
V9000	Material visually identified as a Hazardous Material
V9500	Material is presumed to be a hazardous material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage
LF	Linear feet

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material
Pb	Lead
Hg	Mercury
As	Arsenic
Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

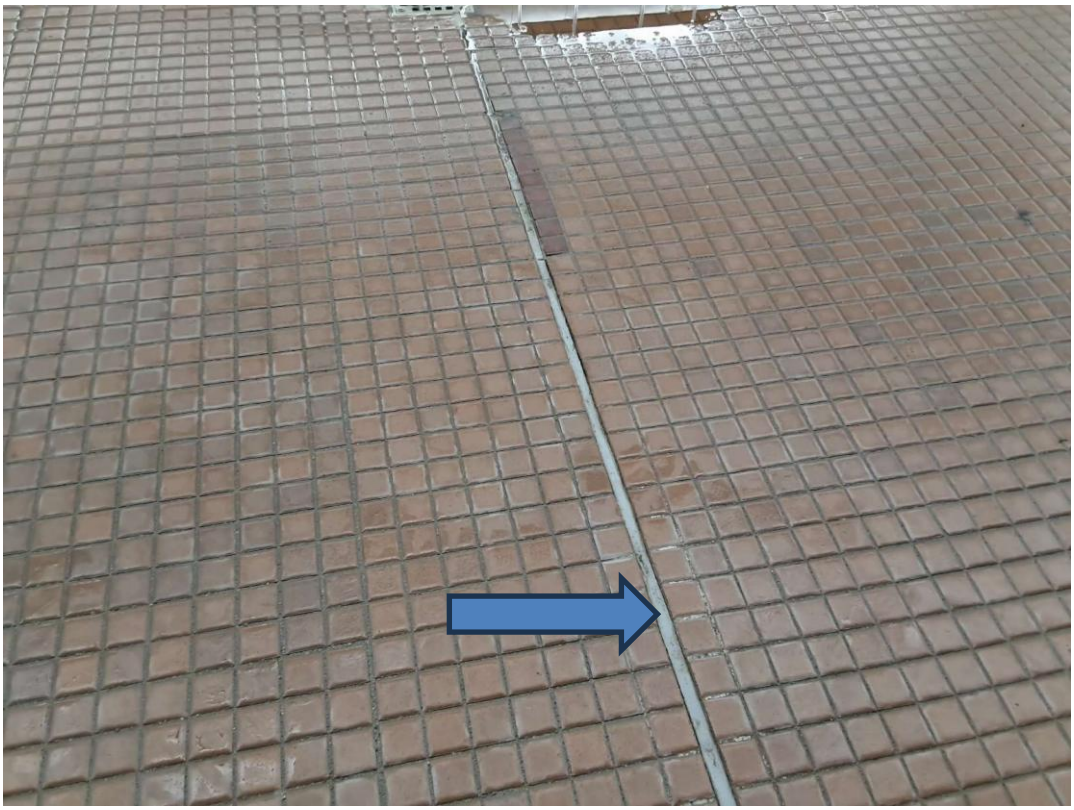
Colour Coding	
	The material is a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2025

APPENDIX VII

Additional Photographs



P0001 (Yes), S0002A (None), Floor, Expansion Joint, Caulking, Pool Deck (Location #: 1)
Grey



S0003A (None), Wall, Interior, Texture Coat, Pool Deck (Location #: 1)

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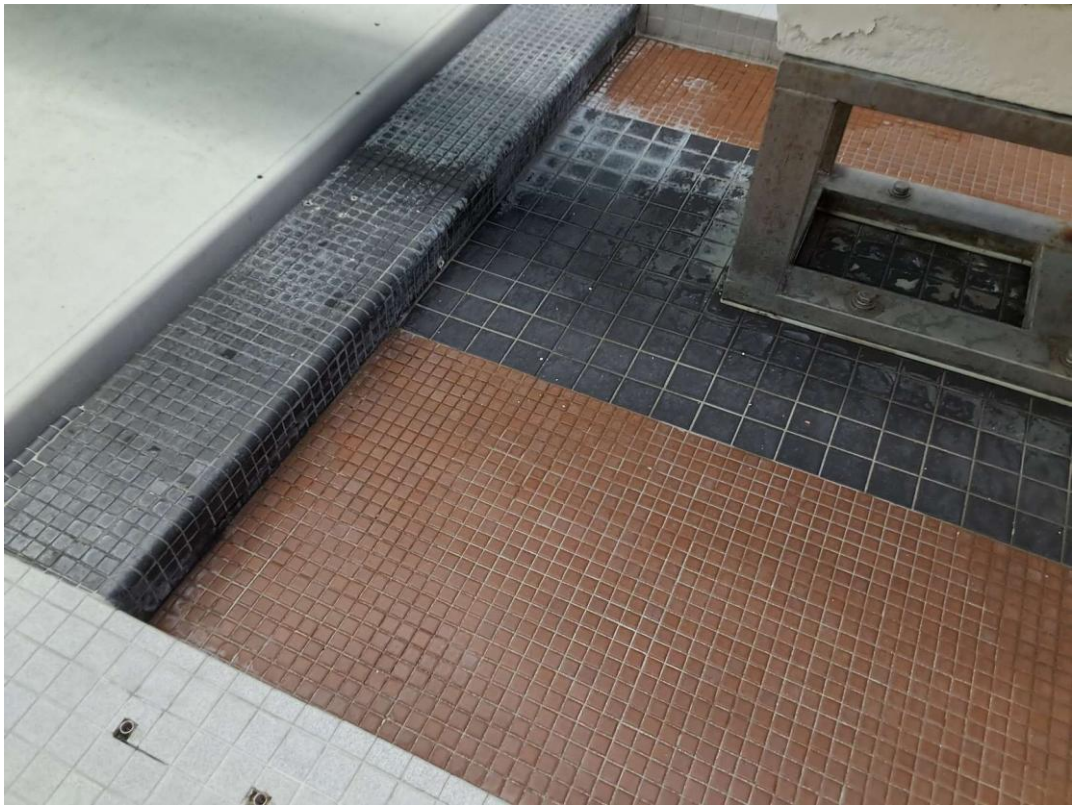
V0000 (None), b348279, Floor, All, Thin-set, Pool Deck (Location #: 1)
b348279



V0000 (None), b348279, Floor, All, Thin-set, Pool Deck (Location #: 1)
b348279



V0000 (None), Piping, Heating Water Supply, Fibreglass, Mechanical Pipe Space - Tank Exterior (Location #: 2)



V0000 (None), b348281, Ceiling, Deck, Mortar, Mechanical Pipe Space - Tank Exterior (Location #: 2)
b348281



V0000 (None), b348281, Ceiling, Deck, Mortar, Mechanical Pipe Space - Tank Exterior (Location #: 2)
b348281



V0000 (None), b348281, Wall, Exterior, Mortar, Mechanical Pipe Space - Tank Exterior (Location #: 2)
b348281

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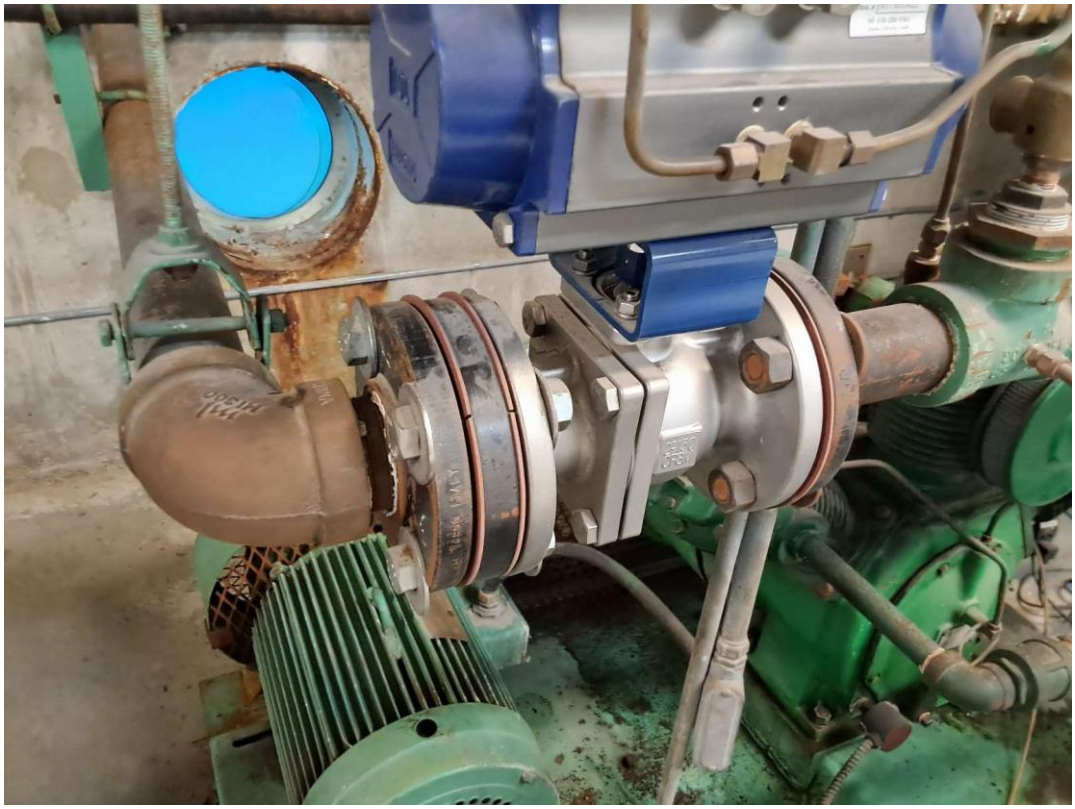
V0000 (None), Piping, Heating Water Return, Fibreglass, Mechanical Pipe Space - Tank Exterior (Location #: 2)



V0000 (None), b348281, Mechanical Equipment, Compressor, Gasket, Air Supply Room (Location #: 3)
b348281



Ceiling, All, Unidentified Material, Pool Deck (Location #: 1)



Mechanical Equipment, Pump, Not Insulated, Mechanical Pipe Space - Tank Exterior (Location #: 2)

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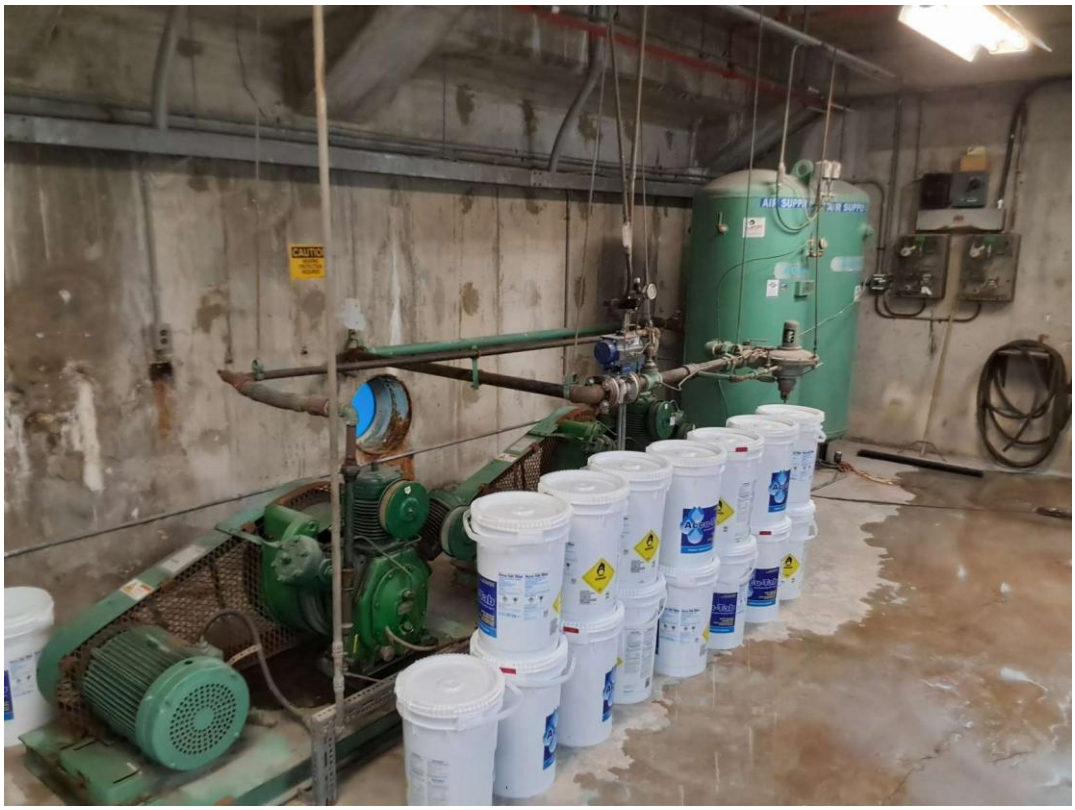

Mechanical Equipment, Compressor, Not Insulated, Air Supply Room (Location #: 3)



Floor, All, Concrete (poured), Air Supply Room (Location #: 3)



L0001(Lead, None), Yellow paint, Floor, Mechanical Pipe Space - Tank Exterior (Location #: 2)
Yellow



L0003(Lead, Yes), Beige, Wall, Mechanical Pipe Space - Tank Exterior (Location #: 2)
Beige

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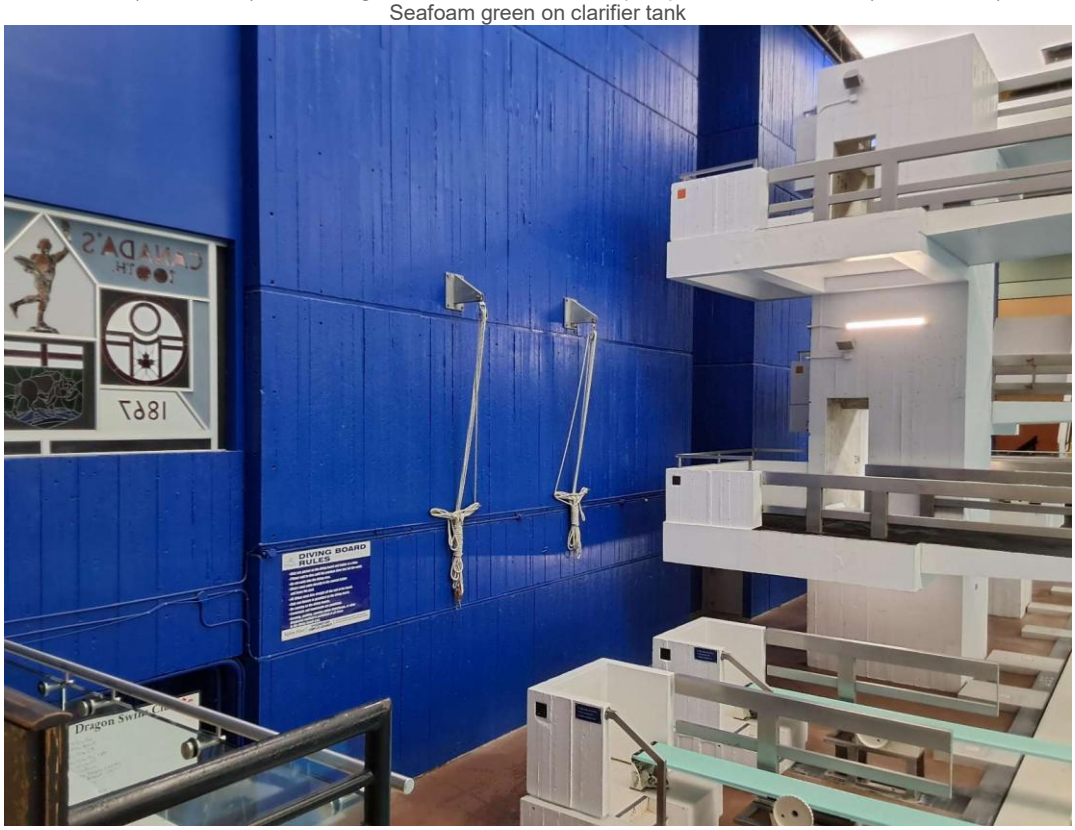
L0005(Lead, None), Seafoam green, Other, Mechanical Pipe Space - Tank Exterior (Location #: 2)
Seafoam green on clarifier tank



L0007(Lead, None), Blue, Wall, Pool Deck (Location #: 1)
Blue



V0000(Lead, None), White, b348260, Wall, Pool Deck (Location #: 1)
White



Pb Products, V0000(No), Lead Bricks, 1" brown ceramic floor tiles - 0.0020% Pb, Pool Deck (Location #: 1)



Pb Products, V0000(No), Lead Bricks, 2" grey ceramic floor tile - 0.00017% Pb, Pool Deck (Location #: 1)



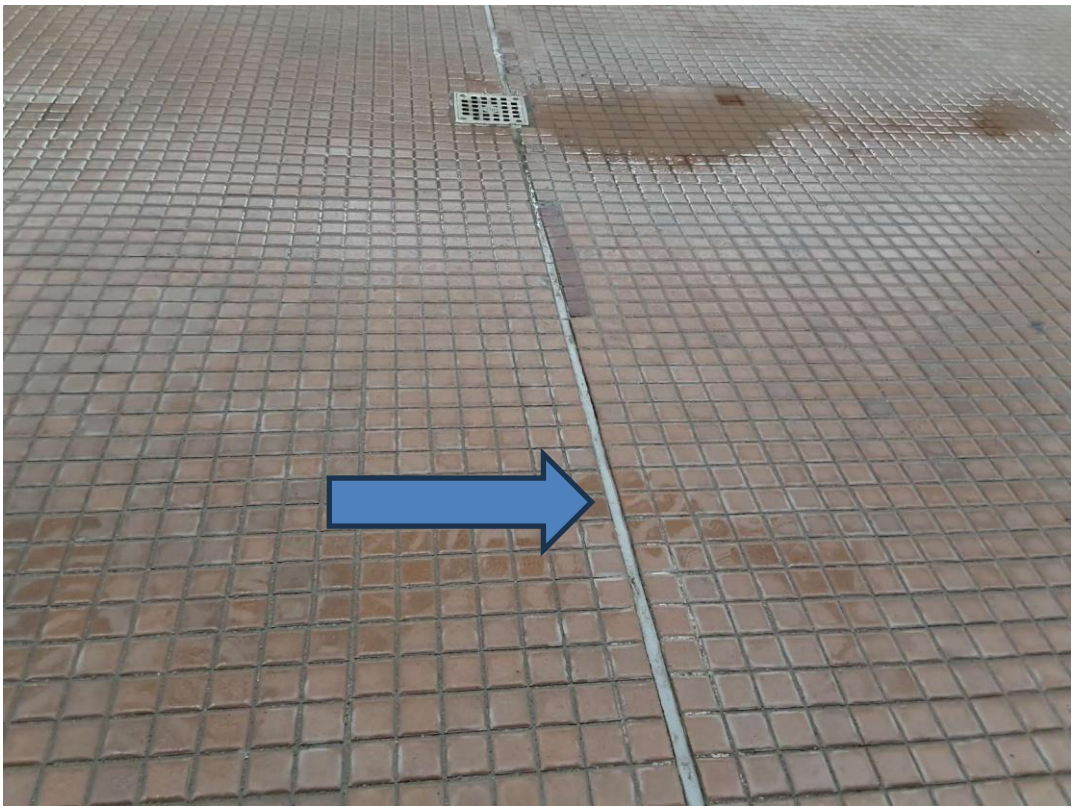
Pb Products, V9000(Yes), BATTERIES IN EMER. LIGHTS, Mechanical Pipe Space - Tank Exterior (Location #: 2)



Pb Products, V9000(Yes), BELL AND SPIGOT FITTINGS, Air Supply Room (Location #: 3)



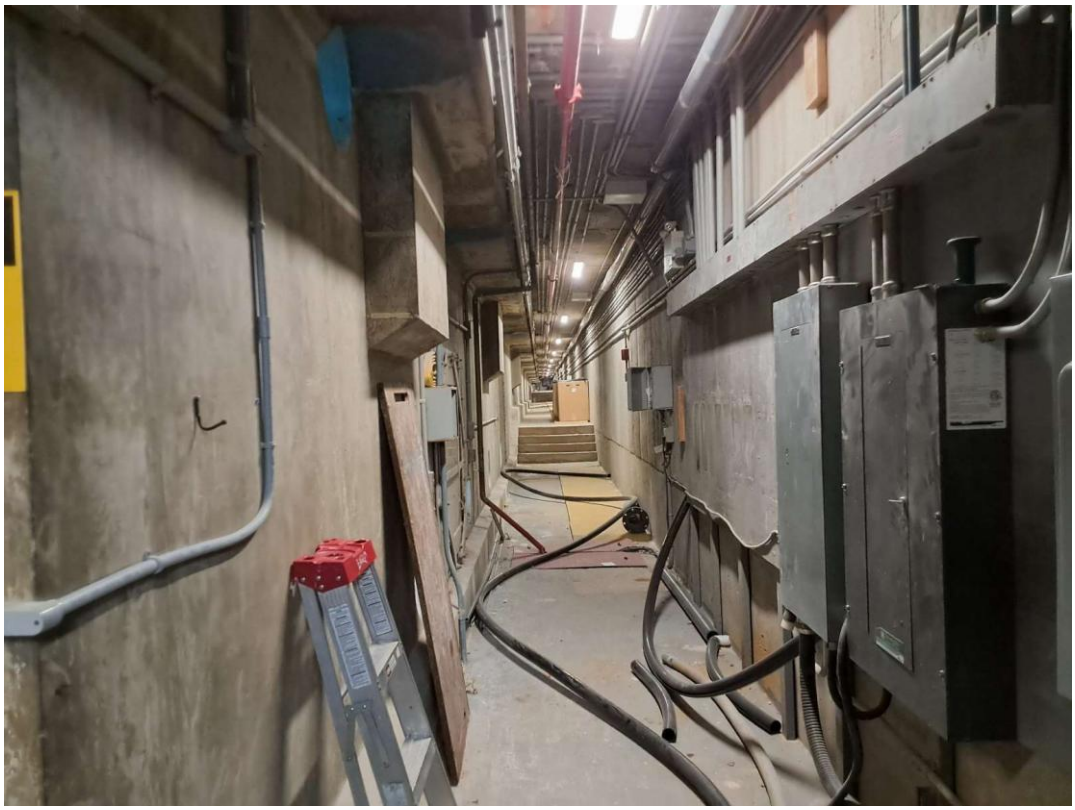
Mercury, V9000(Yes), LIGHT FIXTURE, Air Supply Room (Location #: 3)



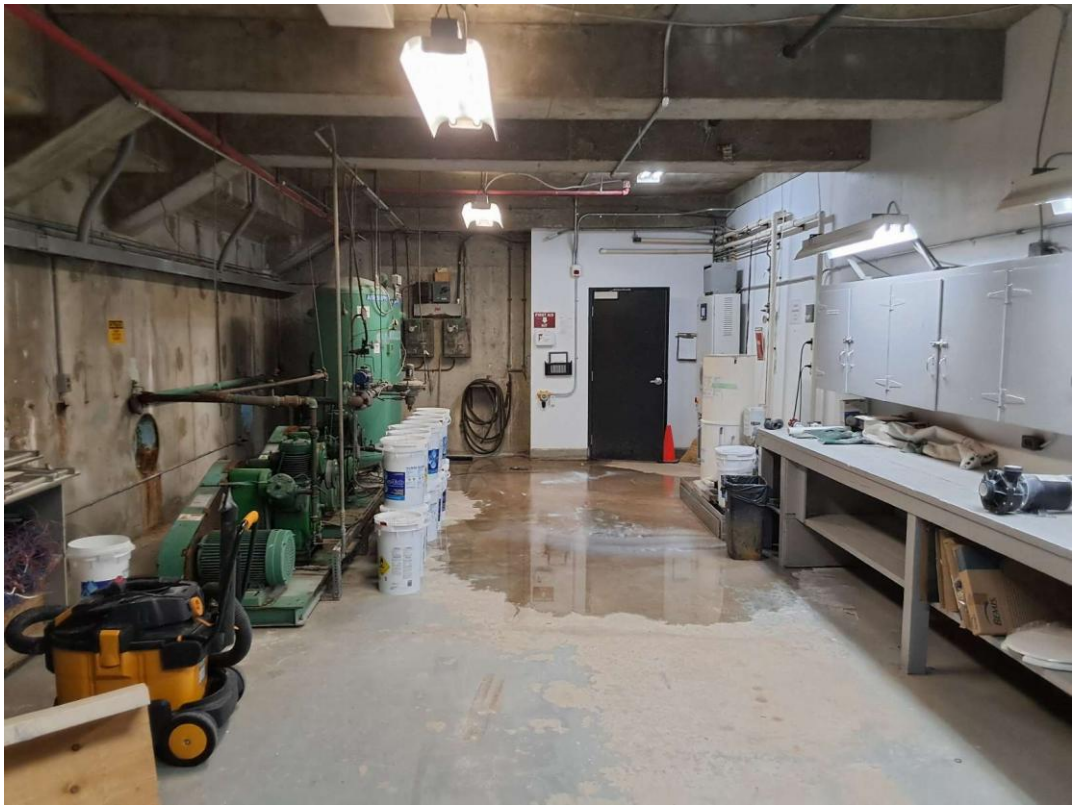
PCB, P0001(Yes), CAULKING, Grey, Grey, Pool Deck (Location #: 1)



PCB, V0000(No), TRANSFORMER, Air Supply Room (Location #: 3)



Mechanical Pipe Space - Tank Exterior (Location #: 2)



Air Supply Room (Location #: 3)